



Under new ownership with NorthBridge,
offering institutional quality management



Flexible suite sizes starting at 18,000± SF
up to 48,000± SF



Move-in ready



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FOR LEASE

DUNDAS INDUSTRIAL PARK

440 DUNDAS DRIVE | JACKSONVILLE, FL 32218



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 **NORTHBRIDGE**

 **Colliers**

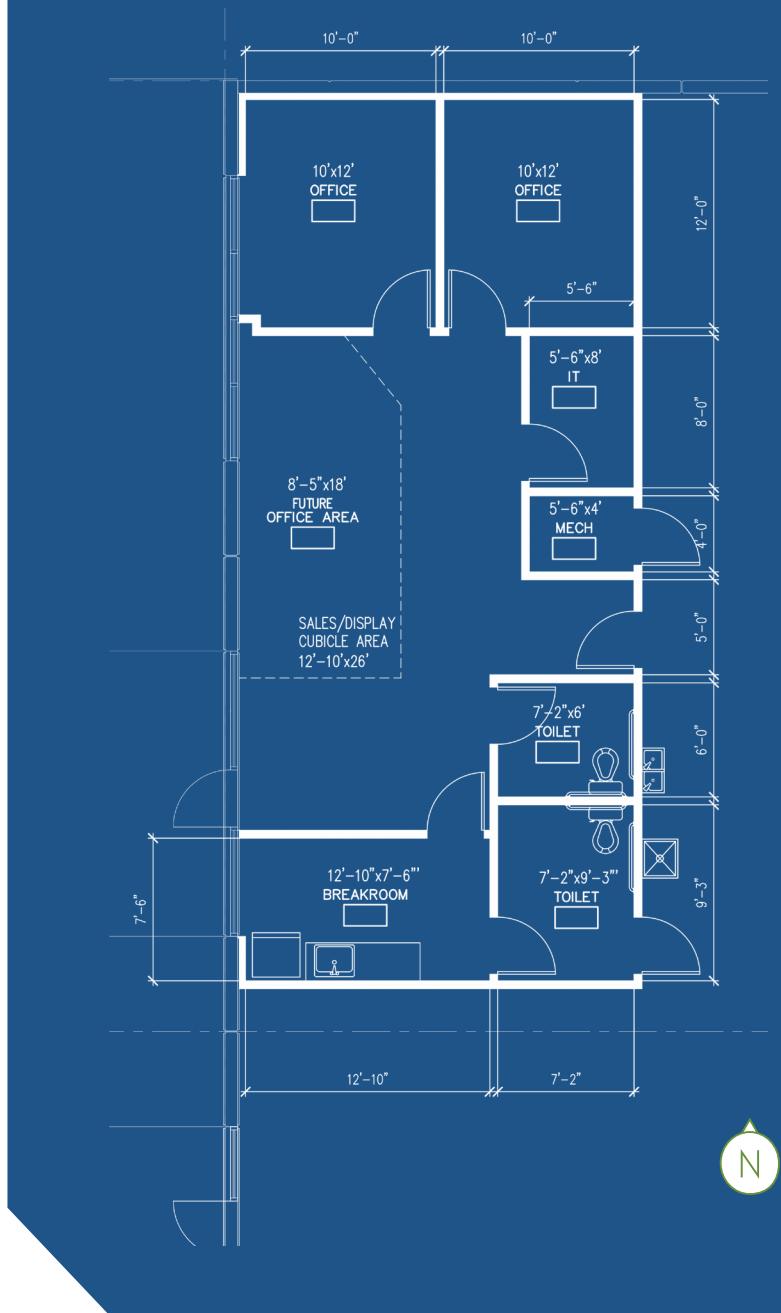
Property Overview

DUNDAS INDUSTRIAL PARK

440 DUNDAS DRIVE | JACKSONVILLE, FL 32218

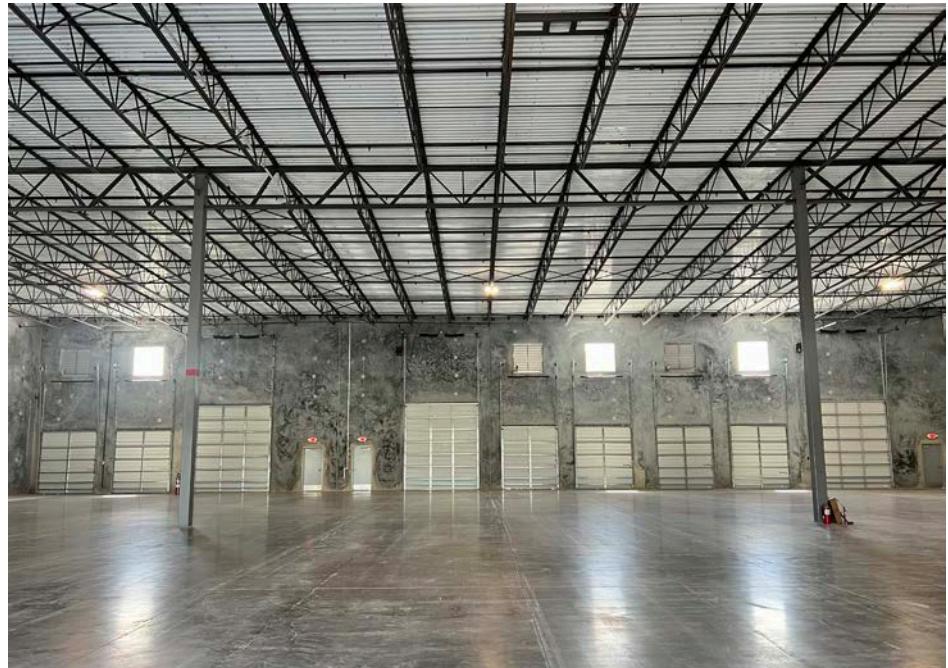
Site Area	6.92 Acres
Building Size	Building 2: 48,000 SF (divisible) Building 3: 30,000 SF
Office	Building 2: 900 SF Building 3: 900 SF
Building Dimensions	Building 2: 120'd x 400'w Building 3: 120'd x 250'w
Column Spacing	50'w x 60'd
Clear Height	26'
Loading Configuration	Rear
Dock Doors (9'x10')	Building 2: 16 Building 3: 10
Dock Doors (12'x14')	Building 2: 8 (ramp per tenant improvements) Building 3: 5 (ramp per tenant improvements)
Truck Court	170' shared
Concrete Apron	60'
Fire Protection	K-17 ESFR System per NFPA
Power	Building 2: 200a, 277/480v, 3p, 4w expandable to 1,600a Building 3: 200a, 277/480v, 3p, 4w expandable to 1,000a
Interior Lighting	Stumble lighting. Additional to suit
Roofing	60 mil TPO
Roof Insulation	R21
Construction Type	Tilt up
Slab on Grade	6" thick, 4,000 PSI, non-reinforced concrete
Auto Parking	.86 per 1,000 SF

OFFICE FLOOR PLAN

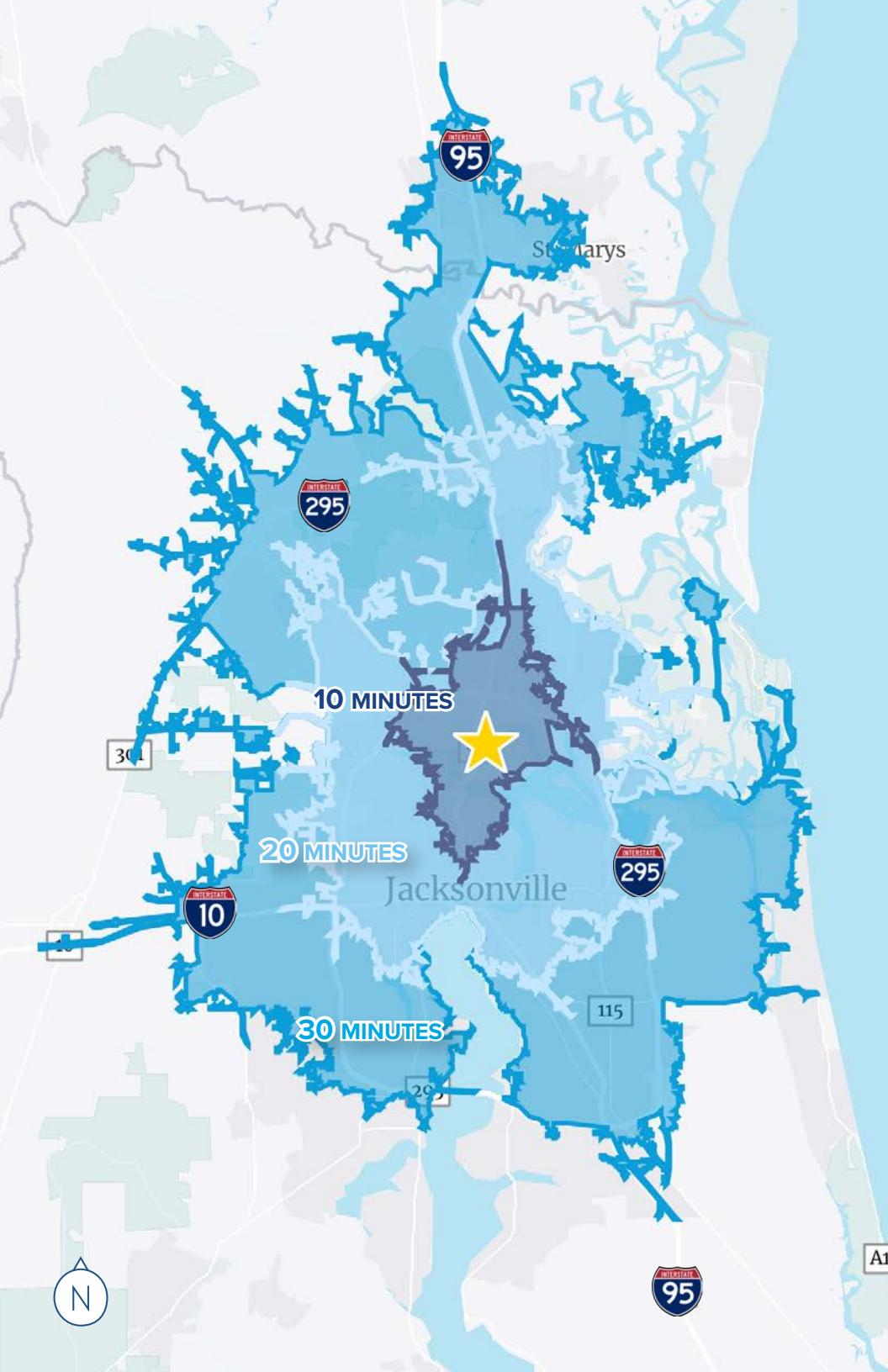


Property Aerial & Renderings

DUNDAS INDUSTRIAL PARK
440 DUNDAS DRIVE
JACKSONVILLE, FL 32218



*Existing Spec Office 900± SF



A Strategic Location

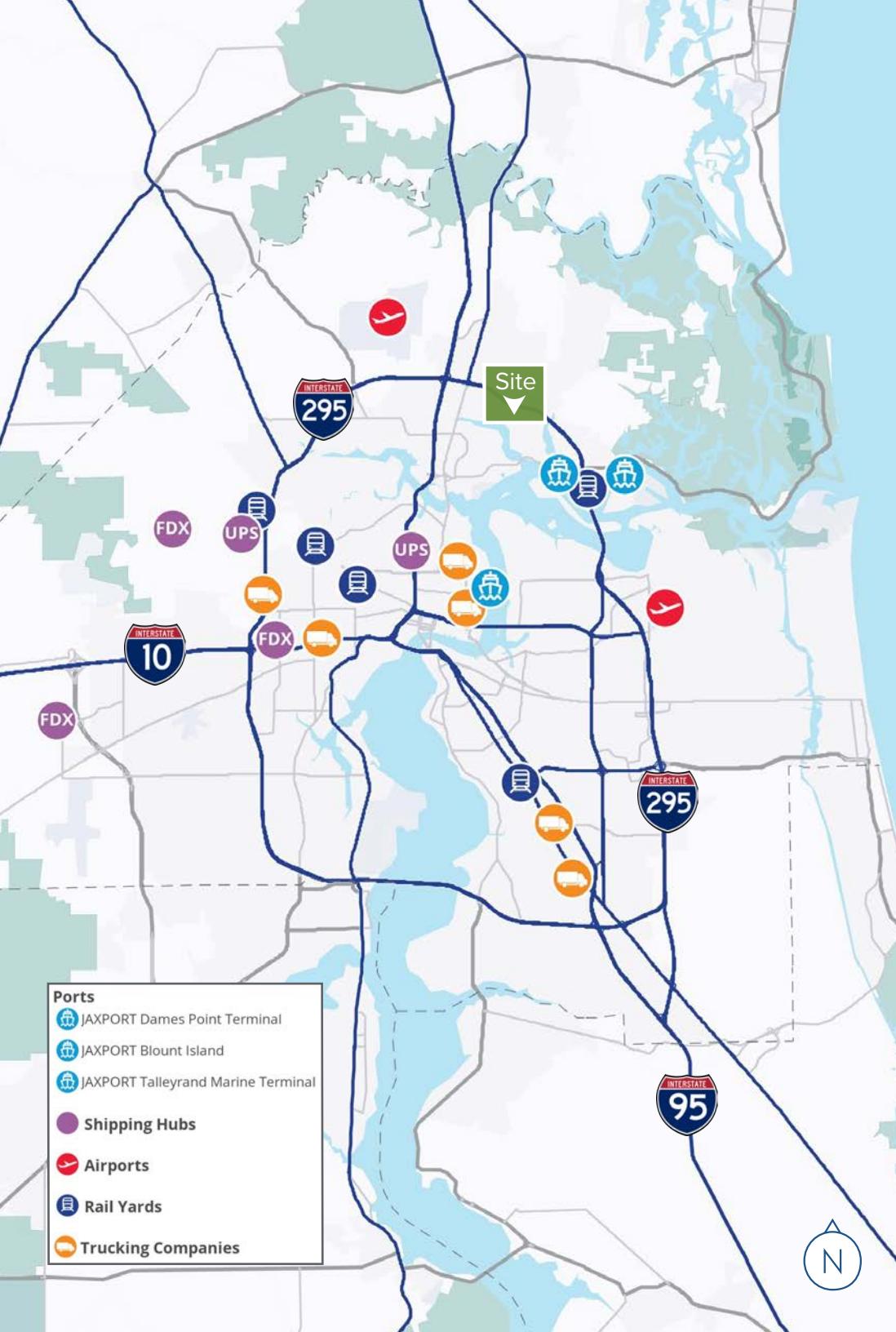
Dundas Industrial Park provides **excellent connectivity** to the region's major transportation infrastructure.

 0.8 Miles	 2.8 Miles	 9 Miles
 6.6 Miles JACKSONVILLE INT'L AIRPORT	 11.5 Miles CSX INTERMODAL	 7.5 Miles JAXPORT

Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a **high quality of life** for skilled labor with a growing workforce.

DEMOGRAPHICS

	10 MINS	20 MINS	30 MINS
2024 Population	84,257	414,070	964,693
2029 Population	87,457	435,126	1,003,675
Population Change 2024-2029	3.8%	5.1%	4.0%
2024 Households	33,644	166,589	389,913
2024 Median Household Income	\$49,122	\$55,508	\$68,012
Bachelor's Degree or Higher	20%	27%	33%
2024 Unemployment Rate	5.8%	5.1%	4.3%
2024 Total Employees	39,998	201,426	494,180



Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

	Interstate 95	0.8 miles
	Interstate 295	2.8 miles
	Interstate 10	9 miles
	Norfolk Southern Intermodal Facility	9.6 miles
	CSX Intermodal Facility	11.5 miles
	FEC Intermodal Facility	14.3 miles
	Jacksonville International Airport	6.6 miles
	JAXPORT Talleyrand	7.5 miles
	JAXPORT Dames Point	7.5 miles
	JAXPORT Blount Island	9 miles
	Port of Savannah	134 miles
	Port of Charleston	207 miles
	Port of Tampa	233 miles

Contact

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